042.0	0003	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,200 /	793,200
					USE VALUE:	793,200 /	793,200
					ASSESSED:	793,200 /	793,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUGHAN TERESA M/ TRUSTEE
Owner 2:	TERESA M VAUGHAN REVOCABLE
Owner 3:	LIVING TRUST
Street 1:	47 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VAUGHAN F./T.TRUSTEES -
Owner 2:	FRANCES VAUGHAN TRUST/TERESA -
Street 1:	93 WARREN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1902, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6637.000	290,800	7,100	495,300	793,200
Total Card	0.152	290,800	7,100	495,300	793,200
Total Parcel	0.152	290,800	7,100	495,300	793,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.32 /Parcel: 451.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29007
GIS Ref:
GIS Ref:
Insp Date: 11/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,800	7100	6,637.	495,300	793,200		Year end	12/23/2021
2021	101	FV	282,000	7100	6,637.	495,300	784,400		Year End Roll	12/10/2020
2020	101	FV	282,100	7100	6,637.	495,300	784,500	784,500	Year End Roll	12/18/2019
2019	101	FV	225,200	7100	6,637.	526,200	758,500	758,500	Year End Roll	1/3/2019
2018	101	FV	225,200	7100	6,637.	383,800	616,100	616,100	Year End Roll	12/20/2017
2017	101	FV	225,200	7100	6,637.	334,300	566,600	566,600	Year End Roll	1/3/2017
2016	101	FV	225,200	7100	6,637.	284,800	517,100	517,100	Year End	1/4/2016
2015	101	FV	212,400	7100	6,637.	278,600	498,100	498,100	Year End Roll	12/11/2014

!3529!

PRINT

Date	Time
12/29/21	23:12:57

LAST REV

Date	Time
04/09/19	14:13:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3529

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAUGHAN F./T.TR	72060-144	1	12/27/2018	Convenience	100	No	No		
VAUGHAN FRANCIS	50065-325		9/6/2007	Family	1	No	No		
	14609-65		5/1/1982		1	No	No	Y	

USER DEFINED

Prior Id # 1:	29007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/1999	223	Manual	10,000					V/SIDING
6/30/1995	373	Manual	3,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	189	PATRIOT
4/13/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6637		Sq. Ft.	Site		0	80.	0.93	1									495,290						495,300	

Total AC/HA:	0.15236	Total SF/SM:	6637	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	495,290	Spl Credit		Total:	495,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31120896
Const Adj.:	0.98206019
Adj $ / SQ:	173.838
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421494
Depreciation:	130663
Depreciated Total:	290831

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

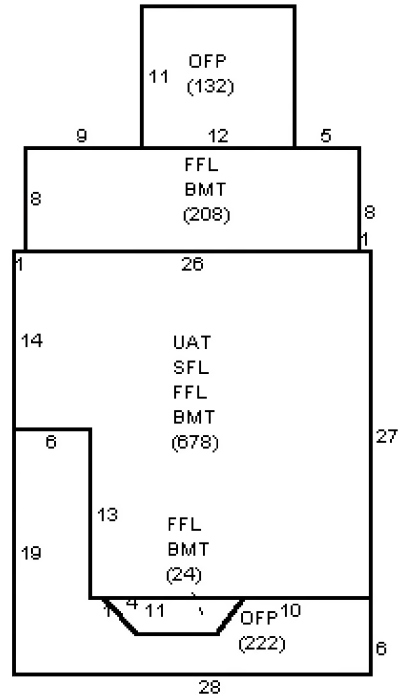
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.84
Special Features:	0	Val/Su Net:	96.23
Final Total:	290800	Val/Su SzAd	183.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	52.150	47,458
FFL	First Floor	910	173.840	158,192
SFL	Second Floor	678	173.840	117,862
OFP	Open Porch	354	20.780	7,357
UAT	Upper Attic	170	121.690	20,626

Net Sketched Area:	3,022			Total:	351,495
Size Ad	1588	Gross Area	3530	FinArea	1758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	26X21	A	AV	1925	21.54	T	40	101			7,100			7,100

More:	N	Total Yard Items:	7,100	Total Special Featues:		Total:	7,100